



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, June 26, 2006

Time: 6:00 P.M.
Place: Council Chambers, Second Floor
Carmel City Hall
One Civic Square
Carmel, IN 46032

An Executive Session of the Board will be held at 7:00 pm or immediately after the BZA meeting, whichever comes first, June 26, Council Chambers, to discuss pending litigation as authorized under the Open Door Law.

AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
- H. Public Hearing:

1-3h. Cingular Wireless Communications Tower

The applicant seeks the following special exception and development standards variance approvals:

Docket No. 06040014 SE	ZO Chapter 20H.02	Special Exception Uses
Docket No. 06040015 V	ZO Chapter 25.13.1.B.i	Distance from Residential Property
Docket No. 06050009 V	ZO Chapter 25.13.01.3	Tower landscape requirements

The site is located at Brookshire Golf Course, northwest of 116th St. and Gray Rd.

The property is zoned P-1/Parks & Recreation.

Filed by Jim Buddenbaum of Parr Richey Obremskey & Morton for Cingular.

4h. Cherry Creek Estates, Sec 1A, lot 4 - sales trailer

The applicant seeks the following use variance amendment approval:

Docket No. 06050010 UV Amend **ZO Chapter 5.01 & 25.16** **Permitted Uses**

The site is located at 5882 Cherry Creek Blvd and is zoned S-1/Residence.

Filed by Ann Walker of Pulte Homes of Indiana, LLC.

5-6h. TABLED:

Lubavitch of Indiana Worship Center

~~The applicant seeks approval for the following special use & development standards variance approvals:~~

~~**Docket No. 06050007 SU** **ZO Chapter 5.02** **Special Uses**
Docket No. 06050008 V **ZO Chapter 5.04.03.E.2** **Minimum Lot Width**~~

~~The site is located at 2640 W 96th Street and is zoned S-1/Residence.~~

~~Filed by Dave Coots of Coots, Henke & Wheeler, P.C.~~

7-10d. Parkwood Crossing, Indiana Insurance (Liberty Mutual Group)

The applicant seeks the following development standards variance approvals for a parking garage:

Docket No. 06050011 V Chapter 25.01.02.B.1 accessory bldg height

Docket No. 06050012 V Chapter 25.01.02.B.3.a.i.a accessory bldg front yard setback

Docket No. 06050013 V Chapter 25.01.02.B.3.b.i.a accessory bldg side yard setback

Docket No. 06050014 V Chapter 25.01.02.B.7.b accessory bldg lot coverage in side yard

The site is located at 350 E 96th St. and is zoned B-6/Business within the US Hwy 31 Corridor Overlay. Filed by Paul Reis of Bose McKinney & Evans for Duke Construction LP.

11d. Shops on Medical Drive

The applicant seeks the following development standards variance approval:

Docket No. 06050016 V Chapter 19.06 landscape bufferyard requirement

The site is located at 126 Medical Drive. and is zoned B-8/Business.

Filed by Mukesh Patel.

12d. TABLED UNTIL JULY 24:

Stonegate Apartments off-premise sign

The applicant seeks approval for the following development standards variance:

~~**Docket No. 06020018 V ZO Chapter 25.07.01-04 off-premise sign in road right of way**~~

~~The site is located just north of Meadow Lane & Main Street and is zoned R-4/Residence.~~

~~Filed by Larry Kemper of Nelson & Frankenberger.~~

- I.** Old Business
- J.** New Business
- K.** Adjournment